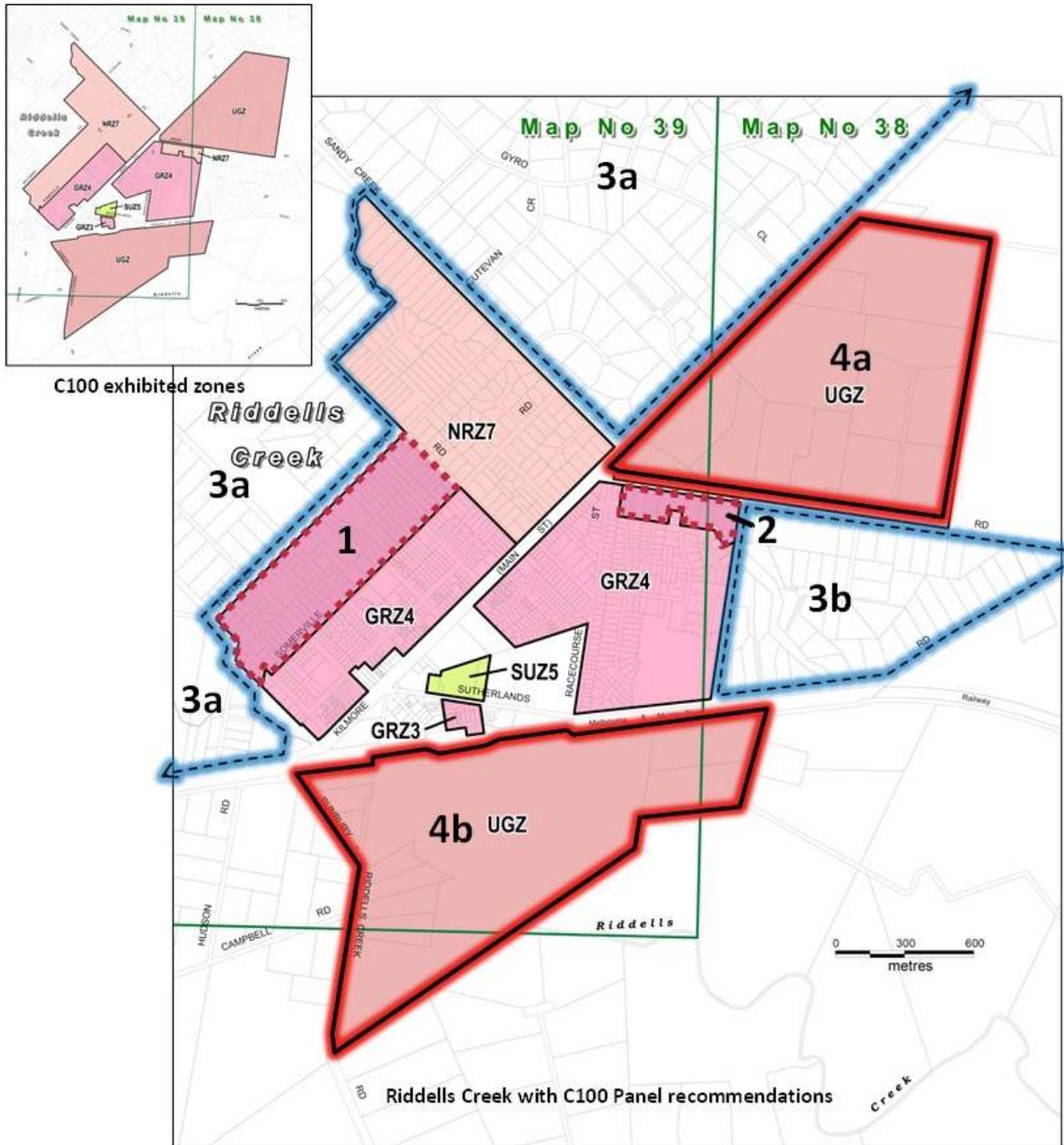


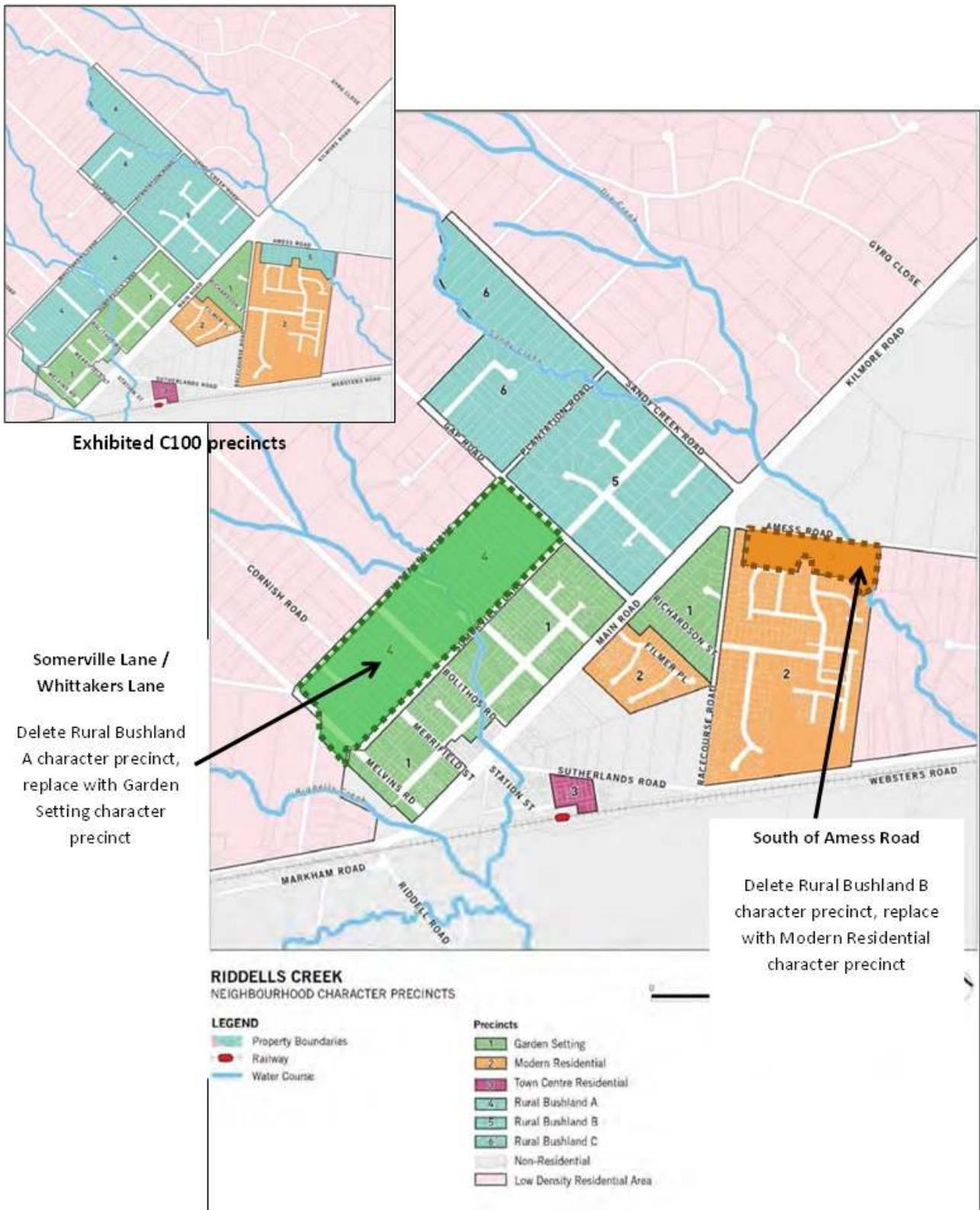
# Summary of Riddells Creek C100 Panel Report

**MAP 1: Zone and precinct change recommendations C100 (Riddells Creek) Panel Report**



<b>1</b>	<b>NRZ7 (4,000 sqm) and Rural Bushland A character precinct (Somerville Road).</b> Replace with GRZ4 and Garden Setting character precinct.
<b>2</b>	<b>NRZ7 (4,000 sqm) and Rural Bushland B character precinct (Amess Road).</b> Replace with GRZ4 and Modern Residential character precinct.
<b>3 a, b</b>	<b>LDRZ</b> Exhibited 2ha minimum subdivision. Council changed to 0.4ha – 0.2ha subdivision; endorsed by panel.
<b>4 a, b</b>	<b>UGZ Urban Growth Zone</b> Rezoning and developing both areas endorsed by panel.

## MAP 2: C100 Recommended Panel Changes to Neighbourhood Character Precincts



Riddells Creek with C100 Panel precinct changes

# Main Issues From C100 Panel Report

The C100 Panel Report broadly supports Amendment C100 with Council's post-exhibition changes as adopted on 16/12/15, but also wants additional changes.

The Panel Report says some areas exhibited as Neighbourhood Residential Zone [NRZ7] do not qualify for that zoning and recommends changing them back to General Residential Zone 4 (Map 1). These changes leave most of the town areas (except Sandy Creek to Gap Roads) in the GRZ, which allows medium density development.

The Neighbourhood Residential Zone sets minimum subdivision sizes and restricts dwellings to two per lot. The General Residential Zone does not; it allows smaller lot subdivision and medium density development.

The Panel Report also recommends re-assignment of some neighbourhood character precincts (Map 2). *Panel Report recommendations include:*

## 1. NRZ7 and Rural Bushland A Character precinct

**Panel:** Replace Neighbourhood Residential Zone 7 (4,000 sqm) and the Rural Bushland A character precinct with General Residential Zone 4 (no minimum lot size) and the Garden Setting character precinct. Delete Rural Bushland A precinct from Council's Riddells Creek Neighbourhood Character Profiles.

**Where:** Between Somerville and Whittakers Lanes, from Melvin Road to Gap Road.

**Why:** Precinct's characteristics and locational features make it suitable for more intensive development.

**Effect:** *Deletes the NRZ7 4,000 sqm minimum lot size and two dwellings per lot restriction, and replaces with General Residential Zone 4 and Garden Setting character precinct which allows smaller lot subdivision and medium density development.*

## 2. NRZ7 and Rural Bushland B Character precinct

**Panel:** Supports Council's 16/12/15 changes replacing Neighbourhood Residential Zone 7 (4,000 sqm) and Rural Bushland B neighbourhood character precinct with General Residential Zone 4 and Modern Residential Zone character precinct in this large lot area.

**Where:** South of Amess Road.

**Why:** Response to landowner requests, submissions re General Residential Zone to the south.

**Effect:** *Deletes the NRZ7 4,000 sqm minimum lot size and two dwellings per lot restriction, and allows existing larger lots to be developed for smaller lot subdivision and medium density development. Replaces Rural Bushland B character precinct with the Modern Residential character precinct that promotes an urban character.*

## 3. Low Density Residential Zones

**Panel:** Supported removal of exhibited 2ha minimum subdivision size. Supported Terramatrix (bushfire) report recommendations for area **3a**, e.g. Discourage population growth in Bushfire Management Overlay area, provide enhanced controls for Bushfire Prone Areas. Panel encourages Council to undertake further investigation as a priority.

**Where:** **3a** Large LDRZ area west of the town (Kilmore Road to Royal Parade to Mt. Charlie Road). **3b** east of the town between Sutherlands Road and Amess Road (little reference is made to area 3b).

**Why:** Requires a more detailed and location sensitive approach than blanket 2ha (appropriate for some but not all).

**Effect:**

*Reinstates small minimum subdivision sizes, in high risk bushfire areas, pending further work by Council. Council says it will take action on interim recommendations (of Terramatrix report), including support for development of vacant lots, further investigation of fire.*

*Note: Other changes to the planning scheme's Municipal Strategic Statement in the "omnibus" (C98 Woodend, C99 Kyneton and C100 Riddells Creek) amendment include deletion of Woodend, Romsey and Riddells Creek as towns where Clause 21.04 Settlement policy will be implemented by applying Design and Development overlays to residential land. This change removes strategic support for retaining the DDO7 applied in and near Riddells Creek Low Density Residential Zones.*

#### 4. Urban Growth Zone areas for new urban development (241ha)

**Panel:** The Structure Plan required 57ha of additional land for growth in the town. Growth figures put to the panel indicated somewhere between 4,238 and 7,800 people in Riddells Creek by 2036. Current land supply is limited and more is needed. There is substantial strategic justification for growth at Riddells Creek. *Objections/concerns were received from MRRRA, VicRoads, Department of Economic Development, Jobs, Transport and Resources, and Melbourne Water regarding the area south of the railway line.*

**Where:** North of Amess Road (**4a** 103ha) and south of the railway line (**4b** 138ha).

**Why:** There are no fundamental impediments to growth in the area south of the railway. Disregarding costs for providing a grade separated railway crossing for this area, costs for development of the Amess Road area and the southern area are comparable. Urban Growth Zone allows further planning. Development of both areas together will avoid a monopoly, and provide competition and choice. Concerns this will result in an over-supply of residential land are over-stated.

**Effect:** *Despite further investigation and analysis being required for these areas, rezoning signals future development of substantially more land than required by the Structure Plan, and substantially more population growth than envisaged even in the Macedon Ranges Settlement Strategy. The opening up of these very large growth fronts is additional to greenfields and on-going infill development in town areas zoned General Residential Zone (no minimum lot size), and continuance of 0.2ha (sewered) to 0.4ha (unsewered) subdivision in Low Density Residential Zone areas. Further population growth comes from Amendment C110 which intensifies rural living development near Riddells Creek. See also discussion of Council's Land Supply Assessment, below.*

#### Additional Issues:

- Environmental Significance Overlay schedule 7 (Riddells Creek Waste Treatment plant) is to go ahead.
- Council's weakening of Structure Plan wording from 'do it' to "should be done" in Design and Development Overlay 24 and in MSS Clause 21.13-5 policy (to provide more flexibility) is deemed to appropriately implement the Structure Plan and be faithful to the general intent of the Structure Plan.
- Application of the DDO24 to only commercial zones instead of the town centre is supported.
- Panel recommends the Riddells Creek Structure Plan be included in the planning scheme as a Reference document, but not the Structure Plan's neighbourhood character study.
- Council's Neighbourhood Character Profiles, which replaced the Structure Plan's neighbourhood character study without consultation and reduced 24 character precincts to 6, are endorsed.
- Special Use Zone at Sutherlands Road is endorsed but an Environmental Audit overlay is required to ensure contamination is addressed. An entry/exit through the land for CFA trucks is not supported.
- Eight metre building height restrictions are not supported and are to be replaced by 9 metres.
- The Panel gives Council authority to make changes to character profiles and other parts of the planning scheme as a consequence of changes recommended in the Panel Report (i.e. "consequential" changes), without specific panel directions about which changes are to be made, or further public consultation.

#### Factors Which Have Influenced C100 Panel Report Recommendations:

##### ***Council's Residential Land Demand and Supply Assessment (submitted Post-Panel Hearings)***

Following the Kyneton, Woodend and Riddells Creek Structure Plan panel hearings, Council forwarded data about residential land demand and supply in the towns and the Shire to those panels. Council's assessment:

- *Relied upon 21 sources for information, including figures provided to panels by developers' consultants;*
- *Provided data for 6 towns only, and then failed to provide information about land supply at Lancefield;*
- *Included demand figures based on land areas much bigger than the towns themselves.*

The C100 Panel expressed concern that Council had not developed a single, robust population projection to provide certainty as a basis for the amendment.

Although asked by the Panels to confirm the *Shire* has 15 years' residential land supply (as required by State policy), Council's residential land supply "assessment" was described by Panels as "rudimentary" and failing to provide data for the *Shire*. Panels interpreted the "assessment" as showing the *Shire* has only between 9 and 23 years' residential land supply and consequently the *Shire* does not satisfy State policy requirements for 15 years' supply. The Panel also concluded that Riddells Creek will have a population of somewhere between 4,238 and 7,800 by 2036. These findings influenced recommendations and changes that allow more development in the towns.

Based on the Macedon Ranges Settlement Strategy's population projection of 6,100 people in Riddell (and its rural living surrounds) by 2036, the Riddells Creek Structure Plan calculated 57ha of additional land was needed. Council's residential land supply assessment shows only 3.5 to 6.5 years' residential land supply is available at Riddells Creek (which echoes developers' claims). Consequently the Panel Report endorses almost 250ha of new Urban Growth Zone for residential development at Riddells Creek, as well as replacing Neighbourhood Residential Zone areas with General Residential Zone, to increase land supply.

Council submitted to the Panel that any oversupply from approving both Urban Growth Zone areas at the same time would not be likely to result in an oversupply of land, and was a precautionary approach allowing for the possibility of a higher growth scenario.

#### ***C100 Over-Emphasizes Character Protection***

The Panel Report considers C100 over-emphasised character protection, including over-use of Neighbourhood Residential Zone, and needed to take a broader view of urban development policies (i.e. State policy Clause 16). As the General Residential Zone already has a purpose of '*encouraging development that respects neighbourhood character*', that zone (as opposed to Neighbourhood Residential Zone) was adequate to protect character.

#### ***Residential Zones Standing Advisory Committee – Overarching Issues Report June 2014***

This report, prepared under the previous (i.e. Liberal) State government, evaluated 14 draft planning scheme amendments that were the first attempts by Victorian Councils to apply the new State residential zones, most of which related to the Melbourne metropolitan area. The report's finding that the General Residential Zone should be applied to greenfield areas and areas being subdivided and developed has been used to justify replacing Neighbourhood Residential Zones with General Residential Zones in C100 (and other towns).

#### ***Compatibility with "State-Level protection" Not Measured***

There is no discussion in Woodend, Kyneton or Riddells Creek Structure Plan Panel Reports of whether or how the amendments or panel recommendations and conclusions for those towns, are compatible with the State government's intentions to protect Macedon Ranges, including its towns.

**Council will consider panel recommendations at the 24 August council meeting.** The officers' recommendation is to adopt the Panel's recommendations (for all towns).

*C100 Panel Report:*

[http://www.mrsc.vic.gov.au/Planning\\_Building/Planning\\_for\\_Our\\_Future/Town-Based\\_Projects/Riddells\\_Creek](http://www.mrsc.vic.gov.au/Planning_Building/Planning_for_Our_Future/Town-Based_Projects/Riddells_Creek)